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LAND AND  
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PROFESSIONALS



Loveitts  
**180<sup>TH</sup>**  
ANNIVERSARY  
**FOR SALE**  
01926 429268

**Kingsley Road, Leamington Spa, CV33 9RZ**

# Property Description

\*\*\*MORE PROPERTIES REQUIRED FOR SALE - POTENTIAL TO EXTEND TO THE SIDE & REAR (STPP)\*\*\* Situated in a highly sought after location in the ever so popular village of Bishops Tachbrook, this traditional bay fronted, semi-detached family home. Ideally set within a good school catchment, with Bishops Tachbrook Primary School a short walk away. The new High School on Harbury Lane, will also only be a walk away. This house is a fantastic opportunity for a buyer, offering excellent potential and is available for sale. Briefly comprising; welcoming entrance hallway, bay fronted lounge, separate dining room and kitchen. To the first floor, there are two double bedrooms and a generous third single bedroom as well as the family bathroom.

Externally the property boasts a beautifully landscaped rear garden stocked with seasonal plants and shrubs. To the front there is a lawned fore-garden, driveway providing off road parking for multiple cars and a detached garage. Call us today for more information or to book in an internal viewing.

Location - Located approximately three and a half miles South of Leamington Spa is the popular village of Bishops Tachbrook. With a sports and social club, primary school, doctors's surgery, park and public house. Conveniently located for the M40 motorway network.





# Key Features

- Three Bedroom Traditional Semi-Detached Home
- Driveway
- Garage
- Front & Rear Garden
- Great Location For A Good School Catchment Area
- Perfect Choice For A Family
- EPC Rating C
- Council Tax Band D

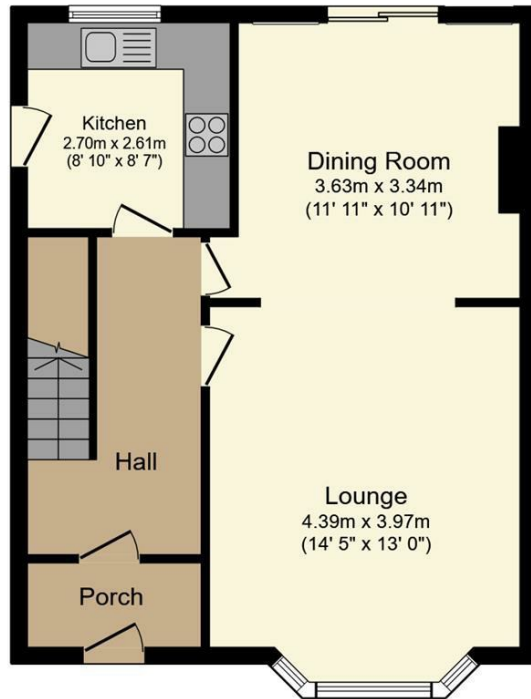
**Guide Price**  
**£330,000**

EPC Rating - C

Tenure - Freehold

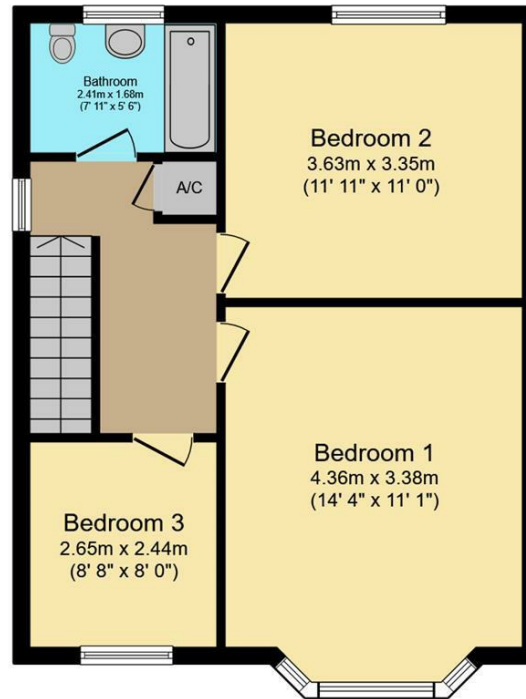
Council Tax Band - D

Local Authority -



## Ground Floor

Floor area 51.9 m<sup>2</sup> (559 sq.ft.)



## First Floor

Floor area 51.9 m<sup>2</sup> (559 sq.ft.)

TOTAL: 103.9 m<sup>2</sup> (1,118 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)